

**CITY OF BROKEN ARROW  
PLANNING COMMISSION MEETING  
MINUTES  
August 14, 2003**

The Planning Commission Agenda for this meeting was posted on August 8, 2003, at 10:30 a.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, August 14, 2003, at 5:01 p.m.

2. Present: Robert Goranson, Chairman  
Renate Caldwell, Vice Chairperson  
Johnnie Parks, Commission Member  
Ricky Jones, Commission Member

Absent Mike Lester, Commission Member

Staff Present: Farhad K. Daroga, City Planner  
Brent Murphy, Assistant City Planner  
Karl Fritschen, Staff Planner  
Joyce Snider, Admin Ass't  
April Parnell, Ass't City Attorney  
Joseph Watt, Engineering Dept  
Jeff Westfall, Engineering Dept  
Don Slone, CDC

3. **PLANNING COMMISSION MINUTES**

3A. The Commission considered the minutes of the regular Planning Commission meeting held July 10, 2003. **Motion** by Bob Goranson to continue the July 10, 2003, minutes to the meeting of August 28, 2003. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion Approved**

3B. The Commission considered the minutes of the regular Planning Commission meeting held July 24, 2003. **Motion** by Johnnie Parks to approve the July 24, 2003, minutes as presented. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion Approved**

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

**Motion** by Ricky Jones to approve the Consent Agenda, as recommended by Staff, excluding Item No. 4A. The motion was seconded by Bob Goranson.

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion approved**

- 4A. PT03-106, DN03-123, Crossroads Commercial Center conditional final plat, 10.29 acres, 5 lots, C-5 and I-1, (BAZ 1593), northeast corner of Houston Street (81<sup>st</sup> Street) and State Highway 51, Tulsa Engineering & Planning Associates, Inc. (Engineer). The applicant was present. Farhad Daroga explained that after the staff report was presented to the Planning Commission, it was found that additional right-of-way may be necessary at the northeast corner in order to redesign the intersection of Highway 51 and Houston Street. This item was removed from the Consent Agenda.
- 4B. PT.03-111, DN03-141, Vandever West Kentucky Fried Chicken conditional final plat, 0.808 acres, C-5, (BAZ 1405) east of the northeast corner of New Orleans (101<sup>st</sup>) Street and Aspen Avenue, Joe E. Donelson (Engineer). The applicant was not present. This item was approved as recommended by Staff.
- 4C. ST03-129, DN03-141, Vandever West Kentucky Fried Chicken site and landscape plan, 0.808 acres, 300 feet east of Aspen Avenue on the north side of New Orleans (101<sup>st</sup>) Street, A & W Enterprises (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4D. ST03-130, DN03-159, Kentucky Fried Chicken on Kenosha site and landscape plan, 0.73 acres, 1341 East Kenosha Street, BAL 839, Lot 1, Block 1, Arrow Village Shopping Center, C. L. Beckham, Inc. (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4E. ST03-131, DN03-123, Crossroads Commercial Center site plan, 10.2 acres (BAZ 1593) PT03-106, northeast corner of Houston Street and Highway 51, Tulsa Engineering & Planning Associates, Inc. (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 4F. BAL 841, DN03-163, 13011 East 67<sup>th</sup> Street, Ryan and June Wakley (Applicants/Owners). The applicant was present. This item was approved as recommended by Staff.
- 4G. BAL 842, DN03-164, 4.81 acres, C-3, (BAZ 1607) Lot 2, Block 1, Redbud Center Addition Section 2, 2401 West Kenosha Street, Tricia Schlittler for St. Ives Realty. The applicant was present. This item was approved as recommended by Staff.

5. **ITEMS REMOVED FROM CONSENT AGENDA**

- 4A. The Commission considered PT03-106, DN03-123, Crossroads Commercial Center conditional final plat, 10.29 acres, 5 lots, C-5 and I-1, (BAZ 1593), northeast corner of Houston Street (81<sup>st</sup> Street) and State Highway 51, Tulsa Engineering & Planning Associates, Inc. (Engineer).

4A. continued

Jerry Ledford, Jr., Tulsa Engineering & Planning Associates, Inc., 8209 East 63<sup>rd</sup> Place South, Tulsa, said he was advised at the Technical Advisory Committee meeting that an additional 20 feet of right-of-way would be needed for improvements. He said he had reviewed this request with City Staff and his project is in the design process and this issue needs to be resolved. Bob Goranson said if the plat is approved at this meeting, it will be considered by the City Council in their meeting of September 2, 2003. He said he is in agreement with working this issue out with City Staff and he may need to go to the Board of Adjustment for relief on the back building setback so that no building pad area is lost.

Ricky Jones asked who requested the additional right-of-way and the basis for it. Joseph Watt explained that the City currently has State Highway 51 and Houston Street intersection under design with an outside consultant and the initial report from that consultant, looking at traffic counts, based on a percentage growth rate, recommended by the State Department of Transportation, said to bring the level of safety up and level of service at this intersection to the design parameter, there will need to be six lanes westbound to make it work. He said he is meeting with the State and the design consultant tomorrow to see if that, in fact, has to be what has been stated. He said, since this is a State-funded improvement, with the City paying only 20% share, the City is limited in design input. Discussion followed.

Ricky Jones said he was concerned about the request for additional right-of-way, especially at this stage of the plat, and said he is not in favor of that requirement. Johnnie Parks said he too had concerns about this item and is not in favor of additional right-of-way. Jerry Ledford, Jr., said he had talked to Staff and a solution can be worked out. Discussion followed.

April Parnell said it appears there is a discrepancy between the City Subdivision Code and the City's Comprehensive Plan on what is required. Further discussion followed. There were no protestants present.

**Motion** by Ricky Jones to recommend approval of the Crossroads Commercial Center conditional final, subject to the (project) engineer continuing to work with City Staff on the amount of dedicated right-of-way for Houston Street, this plat to be forwarded to the City Council for consideration without delay. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion Approved**

Bob Goranson said this plat will be considered by the City Council in their meeting of September 2, 2003, at 7:00 p.m.

6. The Commission considered PUD 139 and BAZ 1609, Fairway Park, 80.0 acres, A-1 to R-3 and O-3, one-quarter mile west of 23<sup>rd</sup> Street (County Line Road/193<sup>rd</sup> East Avenue) on the north side of Albany (61<sup>st</sup>) Street, Tulsa Engineering & Planning Associates, Inc. (Applicant). Farhad Daroga presented the background, saying this will be a single-family subdivision and the proposed design shows the green area is in the flood plain and the yellow is the single-family residential neighborhood. He said the small development on the southeast corner is Development Area C is proposed to be office development or small lot residential development.

6. continued

He said Staff recommends approval as requested, with five-foot side yards be allowed in those areas which have open property or areas in the back: those areas that back up to Nienhuis Park on the north, the golf course on the east and the flood plain on the south boundary. He said there are two high-pressure pipelines that come from the west side/the Carriage Crossing Addition, diagonally going through Nienhuis Park to the north.

Jerry Ledford, Jr., Tulsa Engineering & Planning Associates, Inc., 8209 East 63<sup>rd</sup> Place South, Tulsa, said the development area is 50 acres with 145 lots due mainly to the amount of land in the flood plain and the 50-foot setbacks on the high pressure pipelines. He outlined the trails and reserve areas, and the detention areas and entry. He said they were in agreement with all of the Staff conditions except for the five-foot side yards. Discussion followed regarding the request for five-foot side yards and whether fences could be placed in the high-pressure pipeline easements. Ricky Jones asked questions about side yard requirements, saying he was not opposed to five-foot side yards.

Paul Hansen, 2005 North 15<sup>th</sup> Street, expressed concern and asked questions regarding the limitations and traffic problems he felt would be caused by having only two access points to this subdivision. Bob Goranson and Staff answered his questions and explained the alternatives available.

Vicky Freeman, 2405 North 15<sup>th</sup> Street said there is a water runoff problem at the south end of Carriage Crossing where she lives and the sewage pump sometimes backs up. She asked if additional homes will stress the system even more. Discussion followed.

John Donberger, 3101 North 15<sup>th</sup> Street, asked if it is necessary to have an access point from Carriage Crossing, rather than its own access from 61<sup>st</sup> Street, saying that the traffic is really bad when school lets out. He asked if there are plans to widen 61<sup>st</sup> Street in front of the high school, saying this is something that should be addressed before adding 145 more homes in the immediate area. Farhad Daroga said this project was on the list of bond issues in 2000, but didn't make it to the final cut. He said future bond issues are being considered and Bob Goranson suggested he attend bond committee meetings. Discussion followed regarding the entrances, stub streets and speed bumps.

Johnnie Parks talked about the five-foot side yards proposed and suggested alternative solutions. Discussion followed. Jerry Ledford, Jr. said his client would like to stay with the five and five (foot) request. Brent Murphy said a letter was received today and Staff is in agreement with the applicant's proposal requesting trails on the east side.. Jerry Ledford, Jr. talked about the large number of vehicles that will be in the football complex on game days and, therefore, there is no street to the north. He said all of the drainage from Carriage Crossing is coming east to Fairway Park. He said the new sewer trunk main should take care of the sewage problems.

Ricky Jones said he didn't have a problem with the five and five (foot side yards).

Johnnie Parks said he did have a problem with them, and in ten years if it became necessary to access those yards, it would be impossible. Discussion followed.

**Motion** by Johnnie Parks to recommend approval of PUD 139 and BAZ 1609, Fairway Park, as recommended by Staff, with ten and five-foot side yards. The motion was seconded by Bob Goranson.

Yes: Parks, Caldwell, Goranson

No: Jones

**Motion Approved**

Bob Goranson said this item will be considered by the City Council in their meeting of September 2, 2003, at 7:00 p.m.

7. The Commission considered SP 142C, Evergreen Baptist Church, 39.0 acres, R-2, one-quarter mile east of Mingo Road on the north side of Florence (111<sup>th</sup>) Street, Evergreen Baptist Church (Applicant/Owner). Farhad Daroga presented the background, saying since the church has not had the opportunity to plat this property, which is required by the Broken Arrow Codes, they are requested a one-year extension. He said the proposal is the same as originally proposed and is for a church and a church-related school. Brent Murphy said the applicant has agreed to meet the new outdoor lighting requirements. The applicant was present and had nothing to add. There were no protestants present.

**Motion** by Ricky Jones to recommend approval of SP 142C, as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion Approved**

Bob Goranson said this item will be considered by the City Council in their meeting of September 2, 2003, at 7:00 p.m.

8. The Commission considered BAZ 1607, 0.26 acres, C-2 and C-3 to C-3, one-quarter mile west of Aspen Avenue on the south side of Kenosha Street, Tricia Schlittler (Applicant). Farhad Daroga presented the background, saying this property is in the Redbud Center, immediately west of the Murphy Oil and gas station. He said the tract has a pipeline running through the middle of it and rezoning is being requested for a quarter acre tract south of that tract to C-3 and the two tracts will be developed together. The applicant was present, had nothing to add and was in agreement with the Staff recommendations. There were no protestants present.

**Motion** by Renate Caldwell to recommend approval of BAZ 1607 as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion Approved**

Bob Goranson said this item will be considered by the City Council in their meeting of September 2, 2003, at 7:00 p.m.

9. The Commission considered BAZ 1608, R-3 and C-4 to C-1, 1.18 acres, northeast corner of Main Street and Fort Worth Street, Additive Systems, Inc. (Applicant/Owner). Farhad Daroga presented the background, saying this property has been occupied for more than 20 years by Additive Systems who wish to expand their business by adding a building. This use is allowed in C-1 zoning and this property is in Level 5 in the Comprehensive Plan which accommodates C-1 zoning, which they are requesting. He said the property is platted and Staff recommends approval. The applicant was present and had nothing to add.

Wade Wyatt, 520 South First Street, said he can't tell whether this property affects his property and was told it does not. It was explained to Mr. Wyatt why he received a notice of the public hearing.

9. continued

**Motion** by Bob Goranson to recommend approval of BAZ 1608 as recommended by Staff. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion Approved**

Bob Goranson said this item will be considered by the City Council in their meeting of September 2, 2003, at 7:00 p.m.

10. **DISCUSSION ITEMS**

Johnnie Parks said City Engineer Justin Cook briefly addressed City policy on stub streets at the last Planning Commission meeting, saying the policy of the City was going to be not to have stub streets constructed. He asked how those lots will be maintained and how will people moving into a subdivision know about their purpose. Farhad Daroga said he was not aware of this policy and he felt this option should not be taken from developers because it could render large tracts of land undevelopable. Discussion followed. Farhad Daroga asked if the Planning Commission wanted this on the next agenda and Bob Goranson said the sooner the better. Further discussion followed.

11. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF**  
**(NO ACTION)**

12. **Motion** by Renate Caldwell at 6:18 p.m. to adjourn. The motion was seconded by Johnnie Parks

Yes: Jones, Parks, Caldwell, Goranson

No: None

**Motion approved**